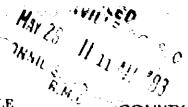
_____Place, and bounded as follows:



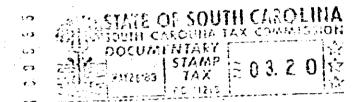
SOUTH CAROLINA. GREENVILLE

In consideration of advances made and which may be made by	Blue Ridge		
Production Credit Association, Lender, toJoseph R. Mixon_	and Mary A. Mixon		Borrower,S
whether one or more), aggregatingEIGHT_THOUSAND & NO / 10	0 4-25-83		Dollars
\$ 8,000.00), (evidenced by notes@ A secist	ਕਿਲਾਵਿਆਂ ਜ਼ਿਲ੍ਹੇ expre	ssly made a part hereof) and	to secure in
accordance with Section 29:3-50, Code of Laws of South Carolina, 1976, (1 imited to the above described advances), evidenced by promissory notes, may subsequently be made to Borrower by Lender, to be evidenced by prother indebtedness of Borrower to Lender, now due or to become due or ndebtedness, future advances, and all other indebtedness outstanding at	and all renewals and exten omissory notes, and all ren hereafter contracted, the n	sions thereof, (2) all future ad lewals and extensions thereo naximum principal amount of	lvances that of, and (3) all fall existing
Dollars (\$ 50,000.00), plus interest n said note(s), and costs including a reasonable attorney's fee of not lecharges as provided in said note(s) and herein. Undersigned has granted foes hereby, grant, bargain, sell, convey and mortgage, in fee simple un	st thereon, attorneys' fees a ss than ten (10%) per cent , bargained, sold, conveye	and court costs, with interest um of the total amount due d and mortgaged, and by the	as provided thereon and
All that tract of land located in	Township,	Greenville	

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Road S. 23-27, being bounded on the north by lands of Bracken, on the west by lands of Garrison, and on the east by lands of Garrett, containing 4.81 acres, according to a survey by John C. Smith, R.L.S., revised on December 5, 1975, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on a road at corner of lands of Garrison and running thence along lands of Garrison, N. 53-14 E. 544 feet to an iron pin, thence running along lands of Bracken, S. 47-45 E. 359.4 feet to an iron pin; thence S. 47-02 W. 534.8 feet to an iron pin; thence along Road S. 23-27, N. 51-15 W. 199.1 feet to an iron pin; thence continuing along said Road N. 44-54 W. 221 feet to the point of beginning.

This is the same property acquired by the grantor(s) herein by deed of Dewey Michael Bracken dated 3-18-76 and recorded in the office of the RMC in Deed Book 1033, page 294, in Greenville County, Greenville, S.C.



County, South Carolina, containing 4.88 acres, more or less, known as the

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

Adefault under this instrument or under any other instrument here to fore or hereafter executed by Borrower and/or Undersigned to Lender, or a default by Borrower, and/or Undersigned under any instrument(s) constituting a lien prior to the lien of this instrument, shall, at the option of Lender, constitute a default under any one or more or all instruments executed by Borrower and/or Undersigned to Lender. In case of such default, at the option of Lender, all indebtedness due from Borrower and/or Undersigned to Lender may be declared immediately due and payable.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or pary part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extension herein, then this instrument shall cease, determine and be null and vold; otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

In the event Lender becomes a party to any legal proceeding (excluding an action to foreclose this mortgage or to collect the debt hereby secured), involving this, mortgage or the premises described herein (including but not limited to the title to the lands described herein), Lender may also recover of Undersigned and/or Borrower all costs and expenses reasonably incurred by Lender, including a reasonable attorney's fee, which costs, expenses and attorney's fee when paid by Lender shall become a part of the debt secured hereby and shall be immediately payable upon demand, and shall draw interest from the date of advance by Lender until paid at the highest rate provided in any note or other instrument secured hereby.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the	162	day of	May	_, 19 <u>85</u>
Signed, Sealed and Delivered in the Presence of:	11	rough R. m	nion	(L.S.)
arlust w Blacking	M	oseph R. Mixon		(L.S.)
R. Louise Transmill		Mar a Miron	· · · · · · · · · · · · · · · · · · ·	_ <u>^^/(</u> L.S.)
PCA 402 (6-80)		Mary A. Mixon	·	
CONTRACTOR ASSESSMENT		V		

(CONTINUED ON NEXT PAGE)

(4328 RR.23)

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